

Report of the Chief Executive

18/00798/FUL**CONSTRUCT 15 HOUSES AND 4 APARTMENTS, ASSOCIATED ACCESS AND DRAINAGE INFRASTRUCTURE AND DEMOLITION OF EXISTING BUILDINGS****HILLTOP HOUSE NOTTINGHAM ROAD EASTWOOD NOTTINGHAMSHIRE NG16 3GN**

This application is to be determined by the Committee as it would not provide the full policy compliant S106 contributions.

1 Details of the Application

- 1.1 This is a major planning application seeking permission for the demolition of the existing vacant buildings on the site and the construction of 15 houses and 4 apartments, along with associated access and drainage.
- 1.2 The existing access situated off Nottingham Road will be removed and a single point of access off Plumptre Way will be created, which will lead into a central parking area for the residential development.
- 1.3 The frontage onto Nottingham Road is made up of a terrace of three dwellings. A further block of three dwellings and an apartment block will also front onto Nottingham Road, with a further dwelling fronting onto Plumptre Way. A further eight dwellings will be sited to the rear of the site made up of a terrace block, with one fronting onto Plumptre Way and the remainder backing onto Coronation Park.
- 1.4 The dwellings types will be made up of the following:
- 13 x 2 bed, 4 person houses;
 - 2 x 3 bed, 5 person house;
 - 4 x 1 bed, 2 person flats.
- 1.5 The applicant proposes that the development would consist of a 100% affordable housing scheme, 11 of which will be for affordable rent (subject to rent controls that require a rent of no more than 80 per cent of the local market rent) and 8 for shared ownership. This will be secured by a S106 Agreement to ensure that the housing is made available at affordable levels.
- 1.6 In addition to the drawings showing the proposed site layout and housing types, the following supporting documents have been submitted with the application:
- Design and Access Statement
 - Planning Statement
 - Arboricultural Report
 - Bat Activity Survey
 - Noise Impact Assessment
 - Drainage Strategy Report
 - Viability Assessment

2 Site and Surroundings

- 2.1 The site is located in a prominent location on the corner of both Nottingham Road and Plumpton Way. There are currently two vacant former office buildings within the site. The site has an area of 0.25 hectares.
- 2.2 Directly opposite the site on Nottingham Road there are residential properties. To the west there is a landscaped corridor serving Plumpton Way, with residential properties beyond. To the south there is Coronation Park which has an entrance directly off Plumpton Way. To the east there is a fire station and offices. To the north west there is a Grade II listed WWI war memorial.
- 2.3 The site is within an urban location on the edge of Eastwood Town Centre with many facilities including open space, shops and frequent bus routes within walking distance. The land slopes down from the north to the south.

Views from Nottingham Road.



Views from Plumpton Way.



Views from Coronation Park.



3 Relevant Planning History

3.1 There is no relevant planning history relating to the site.

4 Policy Context

4.1 **National policy**

4.1.1 The National Planning Policy Framework (NPPF) February 2019, outlines a presumption in favour of sustainable development, that planning should be planned, decisions should be approached in a positive and creative way and high quality design should be sought.

4.2 **Broxtowe Aligned Core Strategy**

4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

4.2.2 Policy A: Presumption in Favour of Sustainable Development reflects the presumption in favour of sustainable development contained in the NPPF. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.

4.2.3 Policy 1: Climate Change sets out how climate change will be tackled and adapted to and sets requirements for sustainable design of buildings. It states that development should demonstrate how carbon dioxide emissions have been minimised. The policy goes on to set out the approach to renewable energy, flood risk and sustainable drainage. It replicates the approach to development in flood zones outlined in the NPPF and seeks the inclusion of Sustainable Urban Drainage systems within new development where viable and technically feasible.

4.2.3 Policy 2: The Spatial Strategy' sets the overarching strategy for how growth in Greater Nottingham will be accommodated and distributed. It sets the required number of homes for Greater Nottingham (GN) between 2011 and 2028 (6,150 in the Broxtowe Borough part of GN, of which 3,800 are in or adjoining the existing built up area of Nottingham) and outlines a settlement hierarchy.

- 4.2.4 Policy 8: Housing Mix and Choice sets out the approach to ensuring that new housing development includes an appropriate mix of housing types, sizes and tenures. It sets out the approach to affordable housing and establishes a 30 per cent target for Broxtowe Borough.
- 4.2.5 Policy 10: Design and Enhancing Local Identity sets design and layout principles to be applied to new development and looks to ensure that valued local characteristics are reinforced.
- 4.2.6 Policy 14: Managing Travel Demand sets out the priority for new development is in firstly selecting sites already accessible by walking, cycling and public transport.
- 4.2.7 Policy 16: Green Infrastructure, Parks and Open Spaces sets out a strategic approach to the provision of new Green Infrastructure. It states that existing Green Infrastructure corridors will be protected and enhanced. Criteria for development impacting on existing open space are provided.
- 4.2.8 Policy 19: Developer Contributions states that all developments will be expected to meet the reasonable cost of new infrastructure required as a consequence of the proposal. The supporting justification text states that contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme and directly related to the development.

4.3 Saved Policies of the Broxtowe Local Plan

- 4.3.1 The Part 2 Local Plan is currently awaiting Examination hearing sessions. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:
- 4.3.2 Policy H5: On housing sites of over 1 hectare or over 25 dwellings, the Council will seek to ensure that at least 25% of dwellings built will be affordable or, exceptionally, that a financial contribution will be made to enable the provision of an equivalent amount of affordable housing off site.
- 4.3.3 Policy H6: Provides density requirements for residential development: where development is within 400m walking distance of frequent public transport services a minimum density of 40 dwellings per hectare is required and if the distance is beyond 400m, 35 dwellings per hectare.
- 4.3.4 Policy H7: Residential development in built up areas will be permitted providing there is no significant impact on the amenity of nearby residents and that the occupiers of the new dwellings would have a satisfactory degree of privacy and amenity. The development should not have an adverse impact on the character or appearance of the area and satisfactory arrangements for parking and access need to be made.
- 4.3.5 Policy T1: Planning permission for developments which generate a demand for travel will not be granted until a contribution towards transport infrastructure has been negotiated.

- 4.3.6 Policy T11 and appendix 4 require satisfactory provision of vehicle parking and servicing in accordance with the latest standards.
- 4.3.7 Policy RC6: Provision should be made for public open space and children's play areas on residential development sites which exceed 0.5 hectares. The design of any open space provision should take into account the possible provision of features beneficial to wildlife.
- 4.3.8 Policy RC14: The Council will protect, maintain and where appropriate seek to extend the network of footpaths, bridleways and cycle routes in the borough.

4.4 Part 2 Local Plan (Draft)

- 4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has recently been examined, with the Inspector's report awaited. The representations on the plan included 12 representations in relation to Policy 15 and 11 representations in relation to Policy 17. The Inspector issued a 'Post Hearing Advice Note' on 15 March 2019. Whilst the note requested modifications to Policy 15 which means this policy should be afforded limited weight, the note did not include a request that further modifications be undertaken to Policy 17. Whilst this is not the inspector's final report, and the examination into the local plan has not been concluded, it does mean Policy 17 can now be afforded moderate weight.
- 4.4.2 Policy 15 – Housing Size, mix and choice states that developments of market and affordable housing should provide an appropriate mix of house size, type, tenure and density to ensure that the needs of the residents of all parts of the Borough, and all age groups (including the elderly) are met.
- 4.4.3 Policy 17 - Place-making, design and amenity states permission will be granted for development which meets a number of criteria including: that it integrates into its surroundings; provides or is close to community facilities; has good access to public transport; creates a place with a locally-inspired or otherwise distinctive character; provides sufficient, well-integrated parking; provides adequate external storage and amenity space and ensures a satisfactory degree of amenity for occupiers of the new development and neighbouring properties.

5 Consultations

- 5.1 The County Council as Highway Authority originally requested amendments as the proposed layout failed to comply with standards set out in the 6 Council's Design Guide. Amended plans were submitted and the Highway Authority offers no objections to the proposed development subject to conditions.
- 5.2 The County Council as Lead Local Flood Authority originally requested further information in respect of the proposed drainage of the site and drainage strategy was subsequently submitted.
- 5.3 Nottinghamshire County Council has requested contributions via a S106 Agreement for bus stop improvements. They confirm that there will be no public

rights of way affected by the proposed development. They also highlight that consideration should be given to the potential impact on the setting of the listed war memorial.

- 5.4 Nottinghamshire Wildlife Trust raise no objections following the submission of a bat survey.
- 5.5 Severn Trent Water raise no objections to the proposal subject to a condition regarding details for the disposal of surface water and foul sewage to be submitted and approved.
- 5.6 The Coal Authority raise no objections to the development.
- 5.7 The Council's Waste and Environment Manager has provided information regarding refuse requirement serving the development.
- 5.8 The Council's Environmental Health Officer raises no objections with the development subject to a condition relating to noise mitigation measures.
- 5.9 The Council's Tree Officer offers no objections to the removal of the trees and advises none of the trees are protected by preservation orders and the site is not within a conservation area.
- 5.10 The Council's Parks and Environment Manager have confirmed that full developer contributions would be sought for open space.
- 5.11 The Council's Strategy and Development Officer advises the housing department fully support the application to build 11 affordable rented and 8 shared ownership properties in Eastwood. Analysis in Broxtowe's recently commissioned social and affordable housing needs study shows a need for affordable rented housing in Eastwood.
- 5.12 21 neighbours were consulted on the application along with the posting of three site notices around the site. During the course of the application, 1 letter in support of the proposal and 4 letters have been received objecting on the following grounds:
- Noise;
 - Parking;
 - Crime;
 - Dirt, dust, noise and traffic during building works;
 - Loss of trees;
 - Increase in traffic.

6 Appraisal

- 6.1 The main issues relating to this application are the principle of development, design and the impact upon visual amenity of the area, residential amenity, highway safety and viability. These are discussed in turn as follows:

6.2 Principle of Development

6.2.1 The application site is located in a prominent location on the corner of Nottingham Road and Plumptre Way and currently consists of two buildings which have been unused for a long period of time. The site has been marketed for development for a long period of time with no take up. It is not considered that the site amounts to a good quality employment site, and the lack of success of the marketing of the site is a good indication that it is not viable for an employment re-use. The principle of development of the site for residential purposes is considered acceptable, subject to the consideration of other material planning considerations.

6.3 Design and Visual Amenity

6.3.1 Policy 10 'Design and Enhancing Local Identity' of the Broxtowe Aligned Core Strategy sets design and layout principles to be applied to new development and looks to ensure that valued local characteristics are reinforced.

6.3.2 The housing stock in Eastwood is generally mixed in character with the older housing stock largely being terraced properties and newer developments consisting of semi – detached and detached properties. Directly opposite the site on Nottingham Road there is a mix of detached single storey and two storey dwellings. On the opposite corner of Nottingham Road and Plumptre Way fronting onto Nottingham Road there is a row of two storey terraced properties, with two storey detached properties fronting onto Plumptre Way.

6.3.3 The scheme layout has been designed with plots addressing the frontage to both Nottingham Road and Plumptre Way. The frontage onto Nottingham Road is made up of a terrace of three two storey dwellings, along with a further block of three two storey dwellings and a two storey apartment block. The apartment block is located on the corner of Nottingham Road and Plumptre Way, with a further two storey dwelling proposed attached to the apartment block fronting onto Plumptre Way. To the front of the block of three terraced properties, a new retaining wall is proposed. To the front of the remaining properties the existing retaining wall is to remain, with the provision of 1m high railings on top. The dwellings will be served by entrance doors fronting onto Nottingham Road and Plumptre Way with small canopies above. The dwellings will be served by garden areas to the rear, with a small service yard located to the rear of the apartment block.

6.3.4 To the rear of the site a block of eight two storey terraced dwellings is proposed backing onto Coronation Park, with garden areas to the rear. Along the rear boundary of these plots a 1.8m high powder coated steel wire fence is proposed, with planting behind to help simulate the boundary treatment with the locality. The fence will be in keeping with the boundary treatment to the adjacent former Health Centre.

6.3.5 Within the centre of the site a central access driveway is proposed with parking provision for each of the dwellings. To the rear gardens of plots 1 to 11 backing onto the parking area a 1.8m high close boarded fence is proposed. Within the parking area, bin stores are proposed along with pergolas to the parking spaces. Bin enclosures are also proposed to the front of the proposed apartment block,

which will be set at a lower level than the pavement serving Nottingham Road/Plumtre Way, reducing any visual impact.

- 6.3.6 Whilst there were a variety of trees formerly within the site, the Council's Tree Officer advises that there are no trees that are of a substantial form or merit to be worthy of a Tree Preservation Order. It is acknowledged by the Tree Officer that the site does need developing and the loss of the trees could be mitigated by replacement planting within the development. A Landscaping scheme has been submitted and the Council's Parks and Environment Manager raises no objections. A variety of shrubs are proposed to be planted to the rear of the retaining walls fronting onto Nottingham Road and Plumtre Way, along with a variety of planting/trees within the central parking area.
- 6.3.7 The house types are relatively simple and modest in their form and massing, with gable ends and the use of different materials to help break up the brickwork and add interest to the different elevations of the properties.
- 6.3.8 Having regard to the mixture of properties within this part of Eastwood specifically, it is thought the buildings represent an acceptable addition to the streetscene, due to the land levels within the site being approximately 1m lower than Nottingham Road and the sloping nature of the site.
- 6.3.9 The proposal will remove the existing vacant and derelict flat roof buildings within the centre of the site, and overall it is considered that the scheme layout, design and massing of the built form would add to the character and appearance of the streetscene, which would have a positive effect on the wider pattern of development and character in the area. It is not considered that the proposal will have a significant detrimental impact upon the visual amenity of the area or the character of the street scene.
- 6.3.10 It is considered that the setting of the war memorial, which is Grade II listed, will not be harmed as a result of the development as the memorial is separated from the site by part of Plumtre Way, the immediate surrounding of the memorial will not be altered and as the application site was previously occupied by buildings.

6.4. Residential Amenity

- 6.4.1 The application site is bound to the east by a former vacant Health Centre building and fire station and public open space to the south in the form of Coronation Park. Although there are residential properties situated opposite on both Nottingham Road to the north and Plumtre Way to the west, these are sited a distance of 25m and 45m away respectively. Due to this relationship, the proposal is not considered to have an adverse impact upon the residential amenity of the neighbouring properties in respect of overlooking, overbearing or noise impacts due to the separation distances.
- 6.4.2 In support of the application a Noise Impact Assessment (NIA) has been submitted for consideration. The Council's Environmental Health Officer advises that the NIA fully assesses the noise impact from road traffic on the proposed new development and is in agreement with the recommendations of the report to install suitable glazing and ventilation at a specification required to protect future

occupiers from adverse noise impacts. A condition is recommended for all noise mitigation measures to be designed and installed in accordance with the approved mitigation scheme as detailed in the submitted Noise Impact Assessment.

- 6.4.3 Plots 1 – 3 will be served by gardens with depths of 6m, plots 4 – 6 with garden depths of 7m and plot 11 with a depth of 4m. To the rear of the site plots 12 – 17 are served with garden depths of 5m and plots 18 – 19 with depths of 17m. Having regard to the existing pattern of development in the surrounding area and the proximity of Coronation Park it is considered that the gardens provide sufficient outdoor amenity space for future residents. The gardens will also be sited to the rear of the properties situated away from the busy main road of Nottingham Road.
- 6.4.4 Usable outdoor amenity space is also proposed to the rear of the apartments which will provide a cycle store. Bin storage is proposed to the front of the apartments. By the very nature of these types of dwellings they are not usually associated with large private gardens and the outdoor amenity space is considered acceptable for future occupiers of the apartments.
- 6.4.5 Due to the layout of the site and the majority of garden depths being shorter than the Council would generally consider to be appropriate to allow property owners to alter and extend their dwellings over time, it is recommended that a condition be placed on any permission to remove permitted development rights for extensions to the rear of the new properties. This is to ensure that the impact of new additions to these properties is considered in full to help protect the amenity of existing and future residents.

6.5 Highway Safety

- 6.5.1 Vehicular access into the site is to be provided off Plumpton Way, with the existing access off Nottingham Road being made redundant and permanently closed to allow for the building of the dwellings to the front of the site. Within the site, a total of 21 allocated parking spaces are proposed. This is considered acceptable given the location of the site and its proximity to Eastwood Town centre and public transport services.
- 6.5.2 The Highways Authority initially objected to the proposed development due to the design of the internal road not being to adoptable standards and issues relating to the requirement for a swept path analysis for large vehicles, radius kerbs, bin store locations and a maintenance agreement for the private driveway. Following the receipt of amended plans incorporating the required changes, the Highway Authority is satisfied with the layout subject to conditions. The applicant has agreed to enter into a Section 106 Agreement for the proposed arrangements to be detailed for the future management and maintenance of the private road including associated drainage. There are no highway safety issues relating to this application

6.6 Other Issues

- 6.6.1 As part of the consultation process, Nottinghamshire Wildlife Trust was consulted following the submission of a bat survey. In summary, it is advised that the Wildlife Trust are satisfied with the methodology employed and support the general recommendations for measures to avoid impact.
- 6.6.2 The site lies outside an area at risk of flooding and is located within flood zone 1, which is an area of land least likely to flood. However, as the application is classed as a major development with over 10 dwellings proposed the applicants have submitted a drainage strategy to identify how any increase in surface water will be managed to ensure the risk of flooding is not increased.

6.7 Developer Contributions

- 6.7.1 The application constitutes a major scheme and Policy 19 from the Aligned Core Strategy requires that a planning obligation is sought from the developer. In line with the NPPF any planning obligation should meet the tests of being necessary in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.
- 6.7.2 Full open space contributions of £27,169.05 have been requested for the provision of capital and maintenance contributions at the nearby Coronation Park.
- 6.7.3 Nottinghamshire County Council have requested contributions of £12,200.00 towards bus stop improvements.
- 6.7.4 The proposed scheme would not exceed 25 dwellings and as a result there is no policy requirement to provide affordable housing units either on-site or financial contributions to enable any provision off-site. However, the application is for a scheme that would provide 19 affordable units, through a shared ownership scheme for eight units along with 11 units available at affordable rental values.
- 6.7.5 A viability appraisal has been submitted during the course of the application which concludes that the inclusion of any Section 106 policy requirements will seriously hinder the financial viability of the development and prevent delivery of the development. The developers therefore conclude that they cannot afford to make any financial contributions to either fund open space or bus stop improvements. They are however willing to enter into a Section 106 Agreement to ensure that the levels of affordable housing proposed are delivered on the site.
- 6.7.6 The housing market in the Eastwood area has been found to be weak through work undertaken in the preparation of the Aligned Core Strategy. Having regard to the need to provide, not only additional housing, but housing which is affordable, it is considered that on balance the delivery of affordable housing on this site outweighs the need for the contributions which the development would normally yield.

6.8 Conclusion

- 6.8.1 The scheme would provide 19 affordable dwellings on this highly sustainable brownfield site. Having regard to the surrounding character of the area, the mix of dwelling types proposed and the sites location in close proximity to Eastwood Town Centre, it is considered that the layout would not result in an unacceptable impact upon the character or visual amenity of the area, residential amenity for existing neighbouring properties and future occupiers of the dwellings and there are no highway safety issues relating to the proposal.
- 6.8.2 Whilst the scheme is unable to make any financial contribution towards open space provision and bus stop improvements within the Borough, having regard to the market conditions within this area and the fact that the scheme will provide 100% affordable housing, which can be secured through a Section 106 Agreement, it is considered that on balance the benefit of bringing forward the site for housing demonstrably outweighs the harm of receiving no financial contributions.
- 6.8.3 Having regard to all material considerations, the proposed development is required to assist in meeting the borough's overall housing requirement as the Council does not have a five year housing land supply. As the site is located in the urban area of Eastwood, this carries significant weight as the location is sustainable. Therefore, the proposal is considered to be in accordance with the relevant local and national policy guidance and there are no material considerations which would warrant a decision being taken at variance to this. It is recommended that the application be approved subject to conditions and the signing of a S106 agreement to secure the delivery of the affordable housing and the arrangements for the private highway.

Recommendation

The Committee is asked to RESOLVE that the Head of Neighbourhoods and Prosperity be given delegated authority to grant planning permission subject to:

- (i) prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 and the conditions set out below.**
- (ii) the following conditions:**
 - 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
 - 2. The development hereby permitted shall be carried out in accordance with drawing numbers Existing Site Plan, 2525/P101, Site Sections, 2525/P400, Street Views, 2525/P401, Plot 1 – 3 Proposed Floor Plans, 2525/P200, Plot 4 – 11 Proposed Floor Plans, 2525/P201, Plot 12 – 19, 2525/P202 received by the Local Planning Authority on 27 November 2018, Location Plan, 2525/P100A, Plot 1 – 3 Proposed Elevations, 2525/P300A, Plot 4 – 11 Proposed Elevations, 2525/P301A, Plot 12 – 19 Proposed Elevations, 2525/P302A received by the Local Planning Authority on 29 November 2019, Materials Pallett received by**

the Local Planning Authority on 07 January 2019, Proposed Boundary Treatments, 2525/P500, Pergola and Bin Storage, 2525/P501 received by the Local Planning Authority on 19 February 2019, Proposed Site Plan, 2525/P102E, Proposed Drainage Plan, 18-210C01B received by the Local Planning Authority on 15 March 2019 and Soft Landscape Proposals, GL1090 01A received by the Local Planning Authority 01 April 2019.

3. All noise mitigation measures shall be designed and installed in accordance with the approved mitigation scheme as detailed in Apex Acoustics report (re 7353.1, dated 7th February 2019 Revision A). No part of the development shall be occupied until all mitigation measures have been completed to the satisfaction of the Local Planning Authority.
4. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway access has been constructed and is available for use and constructed in accordance with the Highway Authority specification and the existing site access on Nottingham Road that has been made redundant and are permanently closed and the access crossings are reinstated as full height kerbs in accordance with drawing number 18/210/C01B.
5. No part of the development hereby permitted shall be brought into use until the access driveway to the site/parking/turning areas have been constructed with the provision to prevent the unregulated discharge of surface water from the driveway/parking/turning areas to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water shall be retained for the life of the development.
6. No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with parking bays clearly delineated in accordance with drawing number 18/210/C01B. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading/unloading of vehicles.
7. No part of the development hereby permitted shall be brought into use until the lighting column has been relocated at the applicant's expense in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority and the bin store locations have been installed and made available for use in accordance with drawing number Proposed Site Plan, 2525/P102.
8. No part of the development hereby permitted shall be brought into use until the footpath facing the site has been redirected and tactile paving relocated with a suitable barrier and one-way sign constructed in accordance with drawing number 18/210/C01B.
9. The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or

occupation of the buildings, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking or re-enacting this order, no rear extensions shall be carried out to the dwellings hereby approved which falls within Class A of Schedule 2 Part 1 of the Order without prior written permission of the Local Planning Authority by way of a formal planning permission.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To protect future occupiers from excessive road traffic noise.
4. In the interests of highway safety.
5. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
6. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
7. To facilitate the dropped kerb access to be installed and to ensure bins can be pulled onto the public highway on bin collection day.
8. In the interests of highway safety.
9. To ensure the development presents a more pleasant appearance in the locality.
10. In the interests of residential amenity.

Note to applicant

1. The Council has acted positively and proactively in the determination of this application by communicating with the agent throughout the course of the application.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is

encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848

Further information is also available on the Coal Authority website at:
www.gov.uk/coalauthority

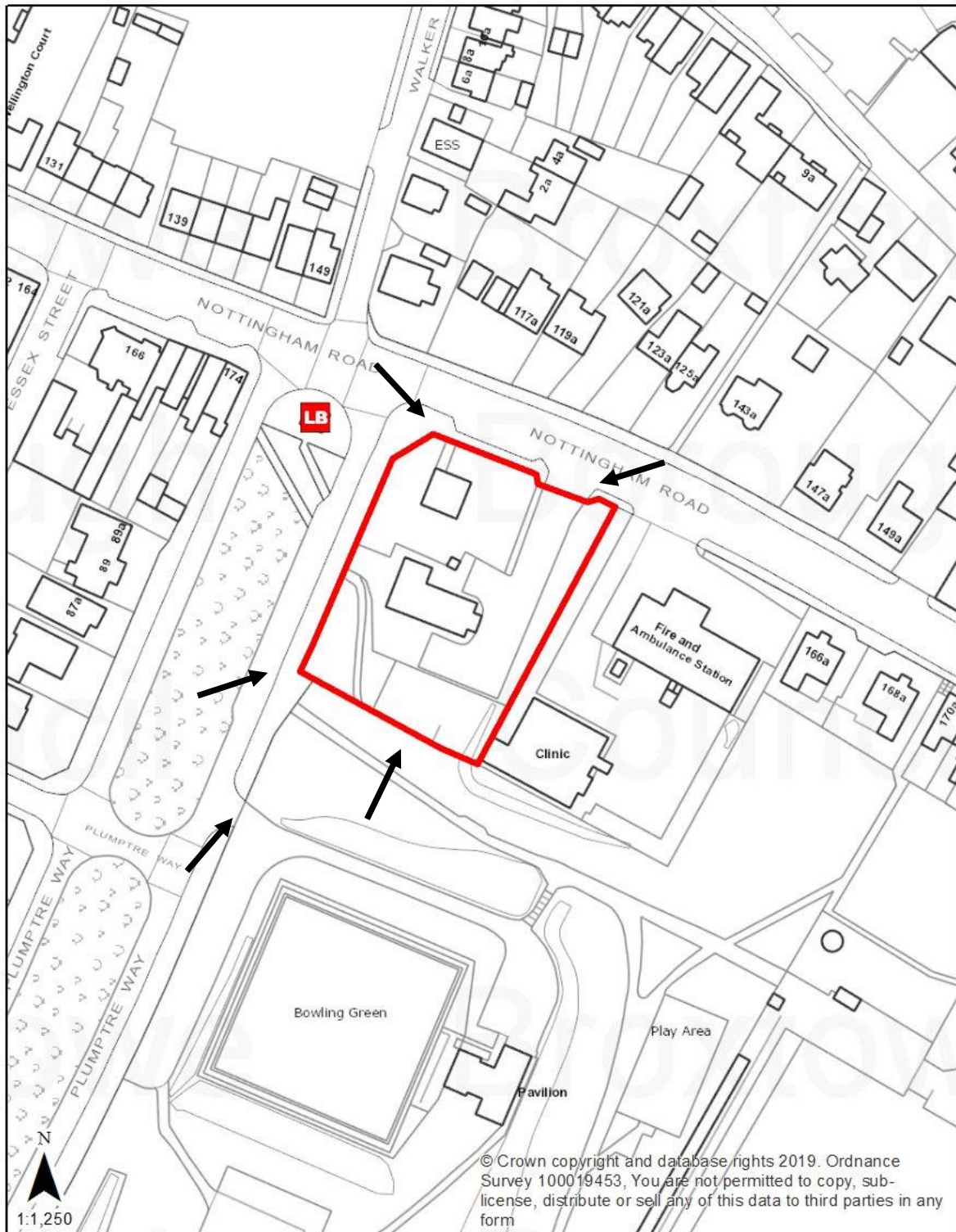
3. The development makes it necessary to construct a vehicular access crossing over a footway of the public highway, to reinstate the redundant vehicular crossing on Nottingham Road over a footway of the public highway, to direct the footway opposite the site, tactile relocation, barrier and one-way sign to be installed, on/over the footway of the public highway and to relocate the lighting column on the footway of the public highway.

These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at: <http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities> or by contacting the County Council's Customer Services to arrange for these works on telephone 0300 5008080 to arrange for these works to be carried out.

4. Notice will be served on the developer to purchase the first time provision of bins. The residents will need to place bins at the curtilage of the property for collection. For more information please contact Paul Wolverson on 0115 9173189 or email recycling @broxtowe.gov.uk
5. The recommendations outlined within the Bat Activity Survey should be followed to reduce the potential for disturbing bats.

Background papers

Application case file



Legend

-  Site
-  Listed Building